

REQUEST FOR COMMITTEE ACTION
HENDERSON COUNTY
TECHNICAL REVIEW COMMITTEE

MEETING: February 18, 2020

SUBJECT: Major Site Plan Miles RV

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

**SUMMARY OF REQUEST: Applicant requesting permits for Automobile and
Equipment Service**

**Suggested Motion: I move that the TRC approve/deny the major site plan for Kelly
DeBruhl**



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

- 1.1. **Applicant:** Kelly DeBruhl
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9652401866
- 1.4. **Size:** 5.6 acres +/-
- 1.5. **Location:** The subject area is located off Asheville Hwy near Butler Bridge Rd
- 1.6. **Supplemental Requirements:**

SR 6.2. Automobile and Equipment Service (Including all car service-related uses with bays)

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (Major Site Plan Review).
- (2) Lighting. *Adequate lighting* shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. *Lighting mitigation* required.
- (3) Separation. An *automobile and equipment service* shall not be constructed or newly located within 50 feet of an existing *dwelling unit* (located in a *residential zoning district* and not located on the same property as the *use*), *school*, *library*, *day care facility*, *healthcare facility*, *park*, and/or *religious institution*.
- (4) Operations. Auto inspection stations and tire recapping shall be permitted as *accessory uses* provided each is conducted within an enclosed *structure* and that neither is the principal business.

Map A: Aerial Photo/Pictometry



2. Current Conditions

2.1 Current Use: This parcel is currently retail sales and services.

2.2 Adjacent Area Uses: The surrounding properties consist of mixed residential and commercial uses.

2.3 Zoning: The surrounding property to the North, West and South are Regional Commercial and property to the East, across the railroad, is Industrial.

Map B: Current Zoning



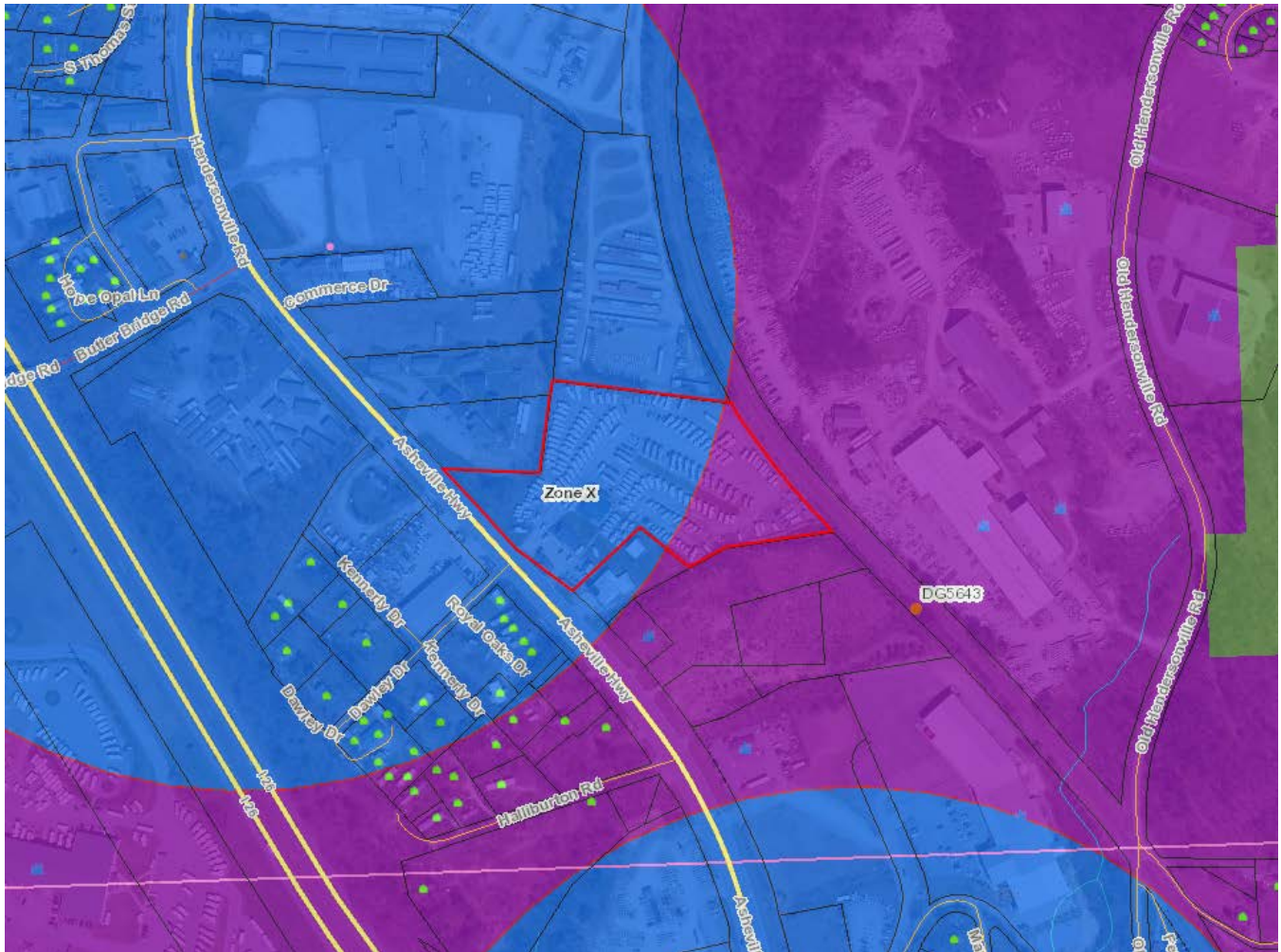
3. Floodplain /Watershed Protection The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. Water and Sewer Public water and sewer will serve this property.

Public Water: City of Hendersonville

Public Sewer: City of Hendersonville

Map C: CCP Future Land Use Map



5. Staff Comments

The 2020 CCP: The CCP Future Land Use Map places the Subject Area in the Industrial and the Community Service Centers. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

1. Community Service Centers are intended to be intensive, efficient, defined concentrations of mixed services that meet the needs of the surrounding community and defined service areas.
2. Community Service Centers should also be properly controlled by appropriate aesthetic standards, access management standards, and other appropriate development control measures.
3. Most defined industrial areas should lie within the Urban Services Area, and in other areas on a very limited basis. Most industrial uses should be segregated from other uses with the exception of Regional Commercial uses.

6. Staff Recommendations

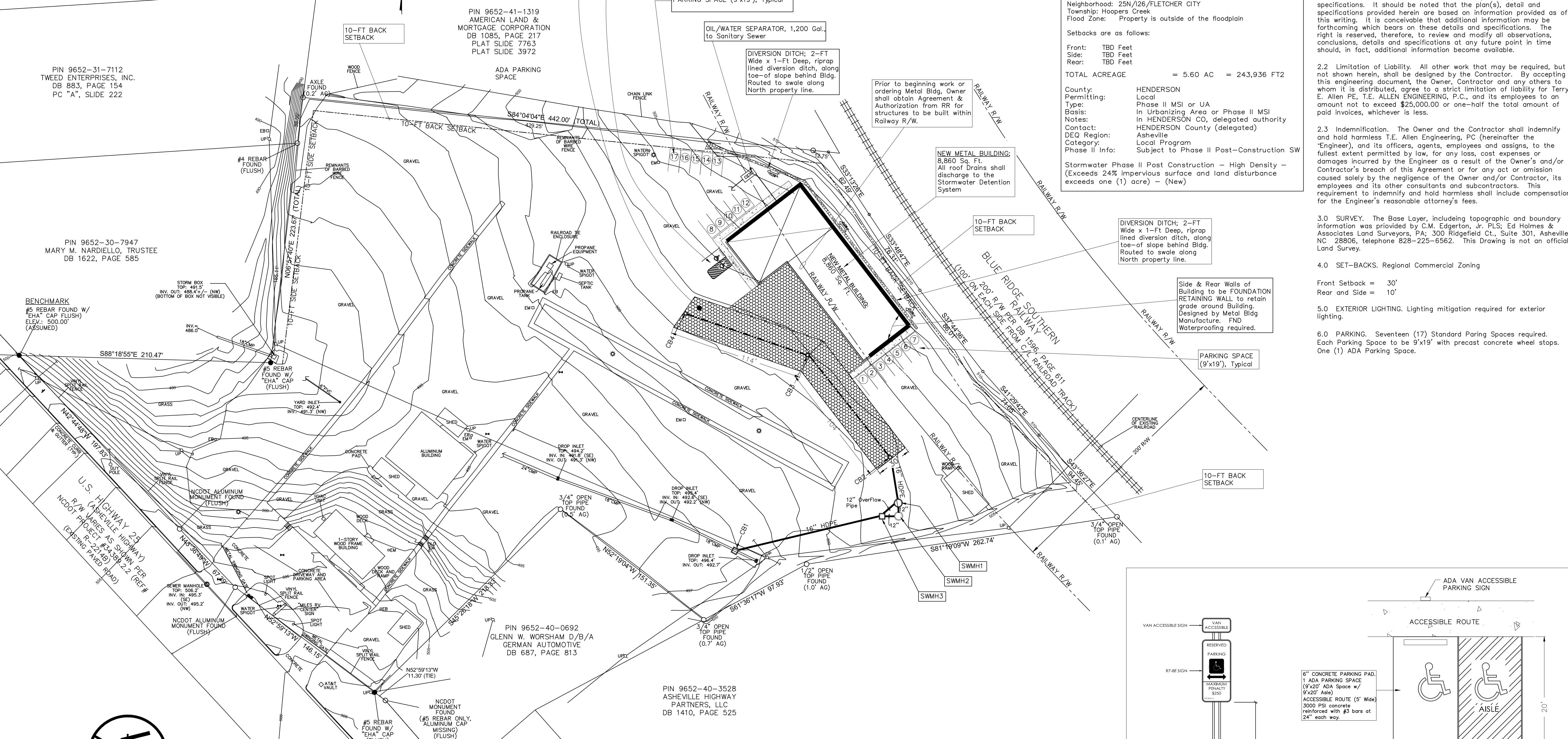
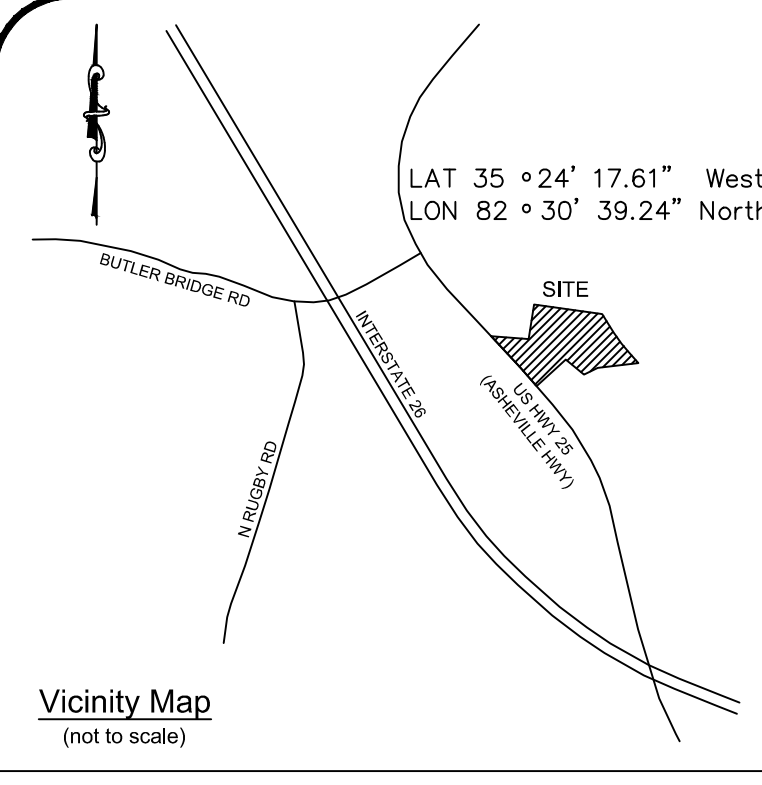
Staff's Position at this time, under the guidelines of current plans, policies and studies, is to approve the Major Site Plan because it is consistent with the current surrounding land uses and future land use recommendations.

7. Photographs



ZONING SITE PLAN for SERVICE BUILDING at MILES RV

6056 Asheville Hwy, Hendersonville, Henderson County, North Carolina



DEVELOPMENT DATA

Name of Property Owner: MILES REAL ESTATE LLC

Contact Person: Mr. Kelly DeBuhl
6056 Asheville Hwy.
Hendersonville, NC
828-230-1682
kelly@milesrvcenter.com

PIN: 9652-40-1866

Size of Property: 5.60 Acres from Henderson County GIS Property Card

Municipality: UNINCORPORATED
Neighborhood: 25N/126/FLETCHER CITY
Township: Hoopers Creek
Flood Zone: Property is outside of the floodplain

Setbacks are as follows:
Front: TBD Feet
Side: TBD Feet
Rear: TBD Feet

TOTAL ACREAGE = 5.60 AC = 243,936 FT²

County: HENDERSON
Permitting: Local
Type: Phase II MSI or UA
Basis: In Urbanizing Area or Phase II MSI
Notes: In HENDERSON CO, delegated authority
Contact: HENDERSON County (delegated)
Category: Local Program
Phase II info: Subject to Phase II Post-Construction SW

Stormwater Phase II Post Construction - High Density - (Exceeds 24% impervious surface and land disturbance exceeds one (1) acre) - (New)

NOTES.

1.0 CODES. All work shall be in accordance with the North Carolina Building Code, North Carolina Sedimentation Pollution Control Act as amended, North Carolina General Statutes Chapter 113A Article 4, North Carolina Administrative Code Title 15A, Chapter 4, NCDOT Standard Specifications for Roads & Structures, OSHA Safety & Health Requirements, Henderson County Stormwater Requirements, and all other applicable codes, ordinances, regulations, and requirements. The Contractor shall obtain all required permits prior to beginning work. The Contractor shall field verify all dimensions and elevations prior to beginning work or ordering materials.

2.0 CONDITIONS FOR USE OF THIS PLAN.

2.1 As a result of this design, a number of observations have been made and recommendations provided, including plan(s), details and specifications. It should be noted that the plan(s), detail and specifications provided herein are based on information provided as of this writing. It is conceivable that additional information may be forthcoming which bears on these details and specifications. The right is reserved, therefore, to review and modify all observations, conclusions, details and specifications at any future point in time should, in fact, additional information become available.

2.2 Limitation of Liability. All other work that may be required, but not shown herein, shall be designed by the Contractor. By accepting this engineering document, the Owner, Contractor and any others to whom it is distributed, agree to a strict limitation of liability for Terry E. Allen PE, T.E. ALLEN ENGINEERING, P.C., and its employees to an amount not to exceed \$25,000.00 or one-half the total amount of paid invoices, whichever is less.

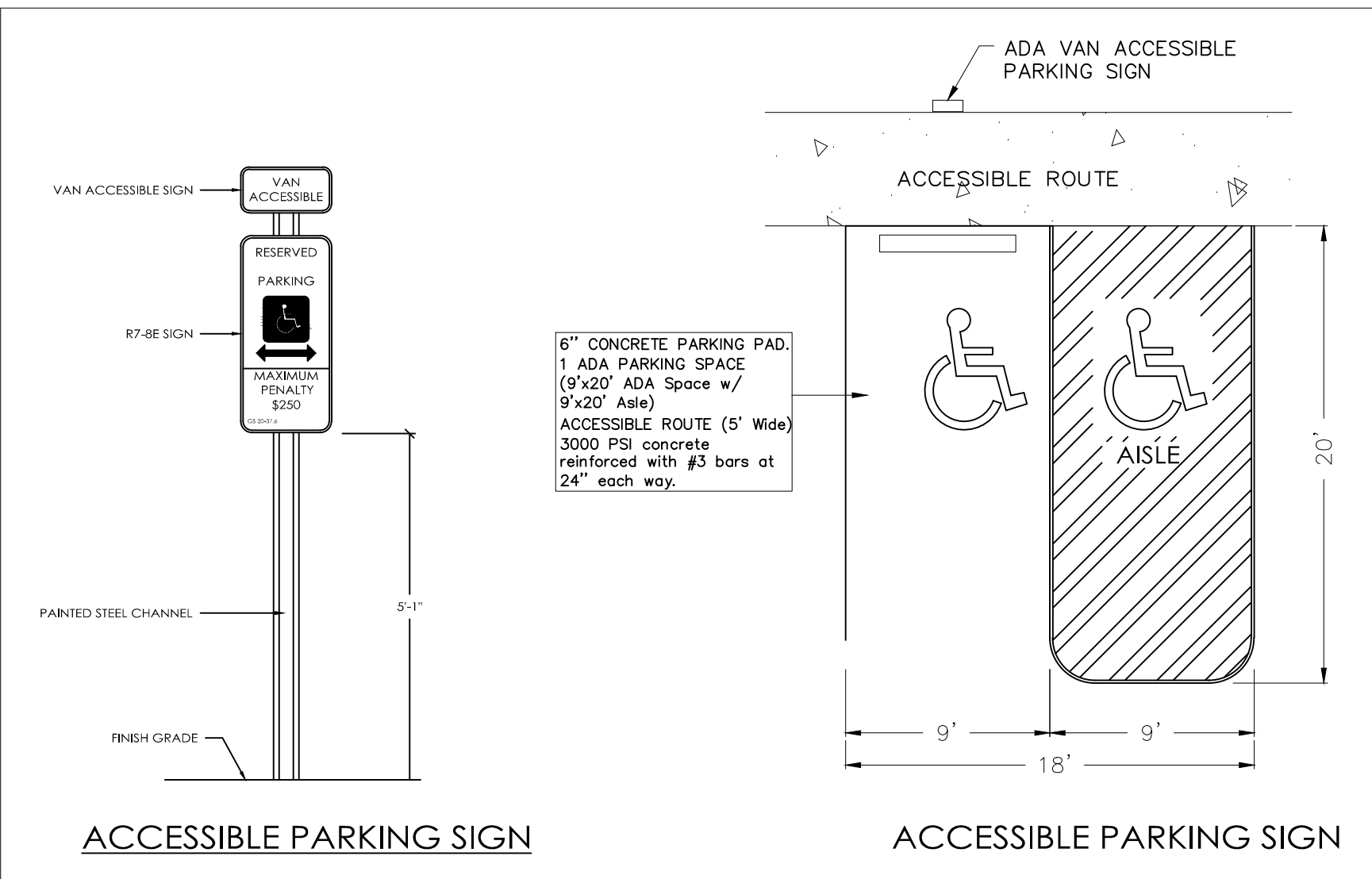
2.3 Indemnification. The Owner and the Contractor shall indemnify and hold harmless T.E. Allen Engineering, PC (hereinafter the "Engineer"), and its officers, agents, employees and assigns, to the fullest extent permitted by law, for any loss, cost expenses or damages incurred by the Engineer as a result of the Owner's and/or Contractor's breach of this Agreement or for any act or omission caused solely by the negligence of the Owner and/or Contractor, its employees and its other consultants and subcontractors. This requirement to indemnify and hold harmless shall include compensation for the Engineer's reasonable attorney's fees.

3.0 SURVEY. The Base Layer, including topographic and boundary information was provided by C.M. Edgerton, Jr. PLS; Ed Holmes & Associates Land Surveyors, PA; 300 Ridgefield Ct., Suite 301, Asheville, NC 28806, telephone 828-225-6562. This Drawing is not an official Land Survey.

4.0 SET-BACKS. Regional Commercial Zoning
Front Setback = 30'
Rear and Side = 10'

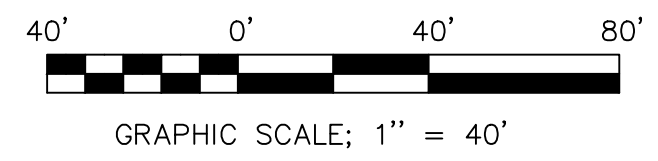
5.0 EXTERIOR LIGHTING. Lighting mitigation required for exterior lighting.

6.0 PARKING. Seventeen (17) Standard Paring Spaces required. Each Parking Space to be 9'x19' with precast concrete wheel stops. One (1) ADA Parking Space.



BEFORE YOU DIG!
CALL 811
N.C. ONE-CALL CENTER
IT'S THE LAW!

A ZONING SITE PLAN
C-3 SCALE: 1" = 40 FT



DO NOT SCALE DRAWING

PRELIMINARY, NOT FOR CONSTRUCTION.

Prepared for: Mr. Kelly DeBuhl
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Hendersonville, NC
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MOBILE (828) 553-3004
email: teallen@compsonline.net

ZONING SITE PLAN
Miles RV - Service & Parts Building
6056 Asheville Hwy, Hendersonville
Henderson County, NC
Property Owner of Record: Miles Real Estate LLC

Vertical Scale: NONE
Horizontal Scale: NONE
Issue Date: 02-03-2020

C-3
SHEET 3 OF X